

Outing Park
(Sullivan Apartment House)
82-84 Saratoga Street
Springfield
Hampden County
Massachusetts

HABS No. MA-1136-F

HABS
MASS,
7-SPRIF,
6F.

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
MID-ATLANTIC REGION NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR
PHILADELPHIA, PENNSYLVANIA 19106

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HISTORIC AMERICAN BUILDINGS SURVEY

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OUTING PARK
(Sullivan Apartment House)

Location 82-84 Saratoga Street, Springfield, Hampden County, Massachusetts.

USGS Springfield South, Mass.-Conn. Quadrangle. Universal Transverse Mercator Coordinates: 18.700500.4663140.

Present Owner The Council of Churches of Greater Springfield
152 Summer Avenue
Springfield, MA.

Present Occupant Residential Apartment tenants.

Present Use Residential

Statement of Significance This four-story apartment block was the last block to be built on the north side of Saratoga Street. Its more utilitarian design reflects the later architectural style of the Outing Park development.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of erection: 1919-20, building permit (source).
2. Architect: Gagnier and Angers (please refer to narrative OUTING PARK HABS No. MA-1136 for information on Gagnier and Angers).
3. Original and subsequent owners: Description of the property; Beginning at a point in the Northerly line of Saratoga Street, at the Southwesterly corner of land conveyed by Christopher I. Gagnier et al to John and Simon Pawlowicz by deed dated October 28, 1916 and recorded in Hampden County Registry of Deeds; thence running NORTHERLY on last named land about ninety-three (93) feet to land supposed to be one Petit; thence EASTERLY on last named land and land now or formerly of Annie G. Stokes and land now or formerly of Pasquale Galano et al; thence SOUTHERLY on last named land and land now or formerly of Gracia Morace and land of owner unknown about one hundred two (102) feet to Saratoga Street and thence WESTERLY

on Saratoga Street about fifty five (55) feet to the place of beginning.

References to the Chain of Title to the land upon which the structure stands can be found in the Hampden County Registry of Deeds, 50 State Street, Springfield, MA.

1919 Deed, October 18, 1919 recorded in Book 1056 p. 284.

Christopher Gagnier et al to James Sullivan.

1920 Deed, January 30, 1920 recorded in Book 1066 p. 274.

James Sullivan to John T. and Laurretta Baldwin.

1920 Deed, May 6, 1920 recorded in Book 1078 p. 90.

John T. and Laurretta Baldwin to Wolf Rosenthal.

1924 Deed, March 31, 1924 recorded in Book 1218 p. 283.

Wolf Rosenthal to Leo and Gertrude Kresser.

1956 Deed, April 11, 1956 recorded in Book 2460 p. 301.

Gertrude O. Kresser to Frank Wagner.

1956-1980 The property changed hands frequently without change to the structure except window replacement in the 1970's.

Book 2572 p. 313, September 10, 1957.

Book 2625 p. 562, August 21, 1958.

Book 2855 p. 280, January 2, 1962.

Book 2901 p. 128, August 31, 1962.

Book 4106 p. 331, May 1, 1971.

Book 3567 p. 177, February 9, 1971.

Book 5048 p. 25, December 29, 1980.

4. Builder: Gagnier and Angers Corporation (please refer to narrative OUTING PARK HABS No. MA-1136) for information on the Gagnier and Angers Corporation.

5. Original Plans and Construction: The Sullivan Apartment House was constructed as a four-story twelve-unit apartment block for \$18,000. The building took nine months to complete (building permit-source). No original plans exist. Besides the window replacement that took place in the 1970's, the building appears today as it did when completed in 1920.
6. Alterations: The original windows were replaced (c. 1970 Massachusetts Historical Commission Survey Form B-source) and some minimal interior modifications were made.

B. Historical Context

The Sullivan Apartment House was the last apartment block to be built along the north side of Saratoga Street. Early tenants of the building included the working force of Springfield such as an undertaker, electrical engineer, a clerk and salesman (1923 Springfield City Directory). This apartment block is located at the northeastern most edge of the Hollywood area. Single-family homes lie to the east and north and apartment blocks are sited to the south and west. The Sullivan Apartment House appears out of scale with the surrounding two and three-story structures. In addition, this building represents a later architectural style that further jars the visual unity and cohesiveness of the Saratoga Streetscape. Sullivan is the name of the property's first owner (deed-source).

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural character: The Sullivan Apartment House is an example of an early twentieth century apartment dwelling. Its simple style and less ornate detailing than seen in the earlier apartment blocks along Saratoga Street reflect a style of apartment house construction that became more evident in the 1920's and 1930's.
2. Condition of fabric: Fair to good.

B. Description of the Exterior

1. Over-all dimensions: The general shape of this four-story building is rectangular. The front (south) facade has a flush wall divided into three bays. The building has two sections (north and south) that are connected by a porch along the northeast area of the building and a stairwell located on the west side of the building.
2. Foundation: Two feet thick-brick.
3. Walls: Walls consist of reddish-brown brick with concrete used for window and door surrounds. Under the cornice is a decorative brick frieze and concrete architrave (photo #1).
4. Structural System: Brick bearing wall with wood framing.
5. Porches: Wood painted four-story porch located along the back half of the east facade (photo #1 and enclosed floorplan). The porch is painted green and is supported on brick piers.
6. Chimneys: One simple brick chimney exists on the northeast corner of the roof.
7. Openings:
 - a. Doorways and doors: Main entrance (south facade) is about four feet wide and trimmed in concrete. A simple wood door serves as the main entrance door. Concrete steps and stoop lead to the entrance.
 - b. Windows: Most of the windows were altered in the 1970's. Modern windows include a smaller aluminum framed sliding component. Original windows do exist and are located along the north facade (wood one over one double hung) and above the central entrance along the south facade (wood six over one double hung) photos #1 and #2.
8. Roof:
 - a. Shape and covering: Flat with tar and gravel.
 - b. Cornice: A tin cornice with modillions caps the block on the south and part of the west roof area.

C. Description of the Interior

1. Floor plans

- a. Basement: The basement is full height with a cement floor. The space is used for storage and boilers.
- b. First, Second, Third and Fourth Floors: Each floor contains three apartment units with two units having four rooms and one unit having three rooms. Each floor is served by two stairwells. The apartment unit located in the north (rear) section is self contained and shares no party wall. The two front apartment units on each floor are separated by a party wall which is also the location of a small hallway (photo #3).

2. Stairways: Two, one centrally located on the south facade (photo #4) and a secondary staircase between the north and south section. The main staircase has wooden treads covered with linoleum, a simple molded handrail, newel posts and balusters running the entire length (photo #4).

3. Flooring: Hardwood narrow strip oak floors, some covered with linoleum (photo #3).

4. Wall and ceiling finish: Walls and ceilings are plaster and lath in fair to good condition. Some ceilings have acoustical tile applied (photo #3).

5. Openings

- a. Doorways and doors: Existing doors are simple paneled painted wood. Doorways are trimmed with "Bullseye" wood trim in fair shape (photo #3).
- b. Windows: Windows have been altered and have lost their trim. Original windows as noted in Description of Exterior 7b have wood casings and sills.

6. Decorative features and trim: Vertical match-board wood cabinets painted white exist in some kitchens (photo #3).

7. Hardware: Simple metal hardware, some new fixtures.
8. Mechanical Equipment
 - a. Original heating by steam still exists. Cast iron radiators can be found in most rooms.
 - b. Lighting: Contemporary light fixtures.
 - c. Plumbing: Original plumbing lies exterior to wall surface.

D. Site

1. General setting and orientation: The Sullivan Apartment House is sited five (5) feet from the Saratoga Street line. The structure faces slightly southeast on a northwest-southeast axis. The surrounding topography is flat with the structure occupying most of the site. Residential gardens and fences border the north and east side of the site.

PART III. SOURCES OF INFORMATION

- A. Architectural Drawings: "Plan of Outing Park" owned by Gagnier and Angers drawn by Steele Bros., C. E. February 1913, File #346 (photo #1 in Outing Park narrative) located in the Hampden County Registry of Deeds, 50 State Street, Springfield, MA. Architectural floor plan drawn 1982 by Carl J. Warfield, AIA, 125 Dwight Street, Springfield, MA 01103.

B. Bibliography

1. Primary and unpublished sources:

Deed Books - Hampden County Registry of Deeds,
Springfield, MA.

Wills - Probate, Hampden County Court House,
Springfield, MA.

Vertical File Collection - Genealogy/Local	
Springfield City Directories 1917-1920	History Department
Springfield Atlases 1899, 1910, 1920	Springfield City Library, Springfield, MA.

Building Permit - Springfield Building
Department, City Hall,
Springfield, MA.

2. Secondary and published sources:

Lonegran, Edmond P., South End Survey Project.
Springfield Preservation Trust, Springfield,
Massachusetts July 1983.

Massachusetts Historical Commission MHC Recon-
naissance Survey Report. Boston, Massachusetts
March 1982.

Springfield Planning Department Massachusetts
South End Plan September 1979.

Springfield Planning Department The City Profile.
Springfield, Massachusetts August 1983.

Springfield Planning Department South End Urban
Renewal Plan January 1982.

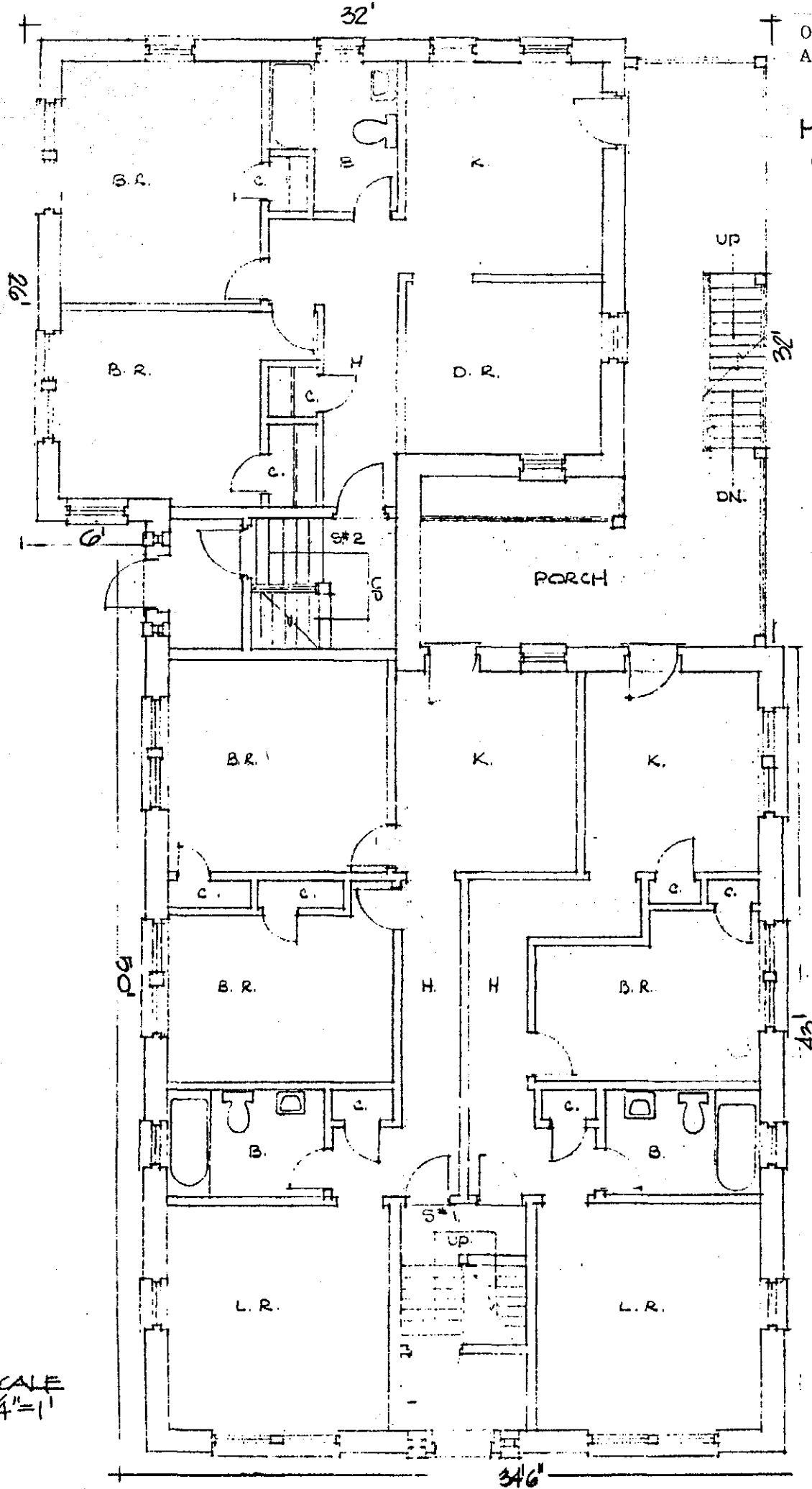
Springfield Preservation Trust Overview.

Weber, Margo, Little Hollywood Historical
District Preliminary Documentation 1983.

Massachusetts Historical Commission Form B -
Buildings.

PART IV. PROJECT INFORMATION

Please refer to narrative OUTING PARK HABS No. MA-1136 in
section on PROJECT INFORMATION. PART V



SCALE
1/4" = 1'